

Town Manager's Report - Week of: 10/06/2017



Town Manager's Office:

- The divers from Waterworks Diving Services completed their inspection of the Seabright Dam and found that the seam along the headwall and sill is the source of the leak. Given that the leak is contained to this area it can be repaired by divers over the course of 2-3 days. If there were numerous areas leaking across the dam a coffer dam would be the best method for fixing the dam. However, we are fortunate that the source of the leak is contained to this one area. The divers are sending us footage of their inspection, which we are hoping to have available for the Select Board meeting on 10/10.
- We have finalized the workshop dates with the Rockport Select Board and Wright Pierce regarding the upgrades to the Wastewater Treatment Plant:
 - October 19th – Both Boards will go on a tour of the plant starting at 5:30 pm. One the tour is finished the Camden Select Board will come back to the Washington Street Conference Room for a workshop on inflow & infiltration, revisions to the sewer use ordinance and a discussion on the draft fats, oils and grease ordinance.
 - November 1st – Both Boards will meet at the Washington Street Conference Room, starting at 6:30 pm, for a presentation by Wright Pierce on the required upgrades to the wastewater treatment plant and pump stations.
- Jodi Hanson and I had a phone meeting with Ron Smith from the Town's audit firm, R.H.R Smith & Co. and he provided a very positive update on the project to finalize the reconciliations of the town checking accounts and commencement of the audit. The cash reconciliations will be completed by October 13th. The audit will be completed by the end of October. By mid-November the town will receive a draft financial statement and by the early December Select Board meeting the auditors will be ready to present the audit findings.
- Dave Bolstridge, Jodi Hanson, Marlene Libby and I met with Mike Jenkins from the USDA Rural Development regarding the Rural Utilities Service Program to talk about the need for Camden to do major upgrades to our wastewater treatment plant. As all of you are aware Camden has been very fortunate that the equipment in our plant has lasted for approximately 40 years, which is a testament to the excellent staff we have at the wastewater treatment plant. However, we're now on borrowed time with much of this equipment. For this reason we have started looking in to our options for funding and financing improvements to the treatment plant. Through the Rural Utilities Service program with Rural Development Camden is eligible for a combined grant/loan. Typically projects such as ours will receive 25% grant funding, which is significant considering the scope of the upgrades required. The loan portion will be a 30 year fixed interest loan with rates most

likely in the 3-3.5% range. Given that the equipment that is currently in our plant has lasted for 40 years it makes good sense to finance this project over a long term.

- The Fire Department has finalized their inspection forms/process for the dangerous buildings enforcement process. I also met with Bill Kelly to clarify the steps the town will take in working with property owners to address issues with buildings that are determined to be dangerous.
- The Town has received \$15,000 from the School District as a reimbursement from the and what to do with this
- The Fire Department has begun taking on Code Enforcement responsibility for enforcement action around short term rentals. They are working with local Inn owners to enforce the Town's current ordinance.
- I met with a group of Department Heads as well as with representatives from the Downtown Design Committee to discuss the steps for moving forward with the redevelopment of the Public landing. Given the condition of the board walk everyone was in agreement this should be the first major priority and area of focus. I will be moving forward to get a scope of work and cost for engineering. There are a few smaller aspects of the plan, such as relocating a rebuilding the Harbor Master's building, which we're considering a number of different lower cost alternatives for achieving.
- I spoke with Steve Dyer from Ransom Consulting regarding the redevelopment of the Tannery. Steve was involved in the latest environmental assessments on the Tannery site. Given the current state of the site the town has a couple of options regarding how we proceed in redeveloping the portion of the site not currently under a VRAP (voluntary response action program):
 1. Apply to the DEP for a VRAP over the entire site based on advice DEP Officials have given to members of the Friends group.
 2. Apply for an EPA clean-up grant to remediate the entire site.The benefits of immediately applying to VRAP is that the site will officially be considered investigated and deemed "safe for use" to the satisfaction of the DEP. However, the drawbacks are that once the site is under this program it will no longer be eligible for EPA funding and the Town will bear the full cost of engineering design and construction of the park. The benefits of EPA clean up grant are that the Town can receive up to \$160,000, with the town contributing \$40,000 in-kind as match for remediation activities, which can include landscaping, hardscaping, and most other site improvements that would prepare a site to be developed as a park, or for any other purpose. In addition the engineering required to develop the park and commercial portion of the site can also be characterized as "remediation engineering" required for clean-up activities. This is \$160,000 of funding the Town will not have to fund out of pocket for the development of Tannery Park and the rest of the site. Once clean-up is complete the Town can apply for a VRAP on the entire site.

Public Works Department:

- The Public Works Department has had a busy summer prepping roads for annual pavement overlay on Town roads. Roadside ditching and cross culvert replacement is part of the work being done in advance of paving.
- Road work and paving has been completed on Rollins Road using a rented excavator with an attached 2,000 pound hydraulic hammer to remove ledge. Cross culvert replacement and ditching was also part of the crew's work, again for asphalt paving preparation.
- Other work taking place is removal of hazard trees by hired arborists and Public Works crews doing cleanup. Part of the weekly routine is emptying trash receptacles downtown and at Town parks. Public Works mechanics have been busy doing repairs and routine maintenance to plow trucks, equipment and repairs and maintenance to vehicles from other departments.
- You may have noticed over the past two weeks Town crews removing the downtown metal halide lights and replacing them with new LED Full Cut Off (no night sky lighting) lights. The new lights use about 42 watts of electricity vs. 211 watts for the existing metal halide lights. The life expectancy for the LEDs is 18 years vs. 1.75 years for existing. The new lights will be controlled by network, so that some may be dimmed or turned off at times they are not needed. We ordered our lights with a warm color temperature (3000 Kelvin). These new lights light the road and sidewalk up much better and use much less energy.

Community Development Office

- The Town Office will be participation in an internship program with Camden Hills Regional High School. The new program places 8 students in businesses, government and service organizations where they will gain professional experience and contribute to their community, for which they will receive high school credit. The interns will be placed in the Community Development Department with specific assignments, working up to 10 hours per week for the duration of the school year. We are looking forward to welcoming these students as of November 1st!
- Also from Community Development: two ongoing programs are set to be launched in the next few weeks, one to engage downtown shop owners and businesspeople and the other to invite residents to enjoy their downtown and shop local. For businesses, the new program called "Connect Over Coffee" launches November 1st and will occur monthly at various locations in the downtown. The sponsor for this program is First National Bank which supports the cost of refreshments. These informal gatherings will offer an opportunity for businesspeople to hear updates from their community and share news about their business. From all reports to date, shopkeepers will report a successful summer, and the fall is looking busy as well.
- Camden's Second Saturday program continues with "Fall Family Fun Day" held in conjunction with Fire Prevention Week at the Washington Street parking lot. In addition to fire trucks on display to explore, there will be several other activities for kids including bouncy houses. We're encouraging citizens to come downtown each Second Saturday, participate in a special theme, engage in their community and shop and dine local.

- Connect Camden held its quarterly Summit meeting on September. 26th The board was joined by all 3 teams for purposes of communication between the groups, with the Town Manager and its new Select Board liaison Jenna Lookner.
- A recently completed project of Connect Camden has been the new LED street lights. The bulbs last 18 years instead of 1-2 years and save significantly on electricity and labor.